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Separate paging is given to this Part in order that it may be filed as a Separate Compilation.

PART IV-B

**Rules and Orders (Other than those published in Parts I, I-A, and I-L) made
by the Government of Gujarat under the Gujarat Acts**

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar, 14th August, 2026

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

No. GH/V/166 of 2026/UDUHD/MSM/e-file/18/2026/2571/L:- WHEREAS, the Comprehensive General Development Control Regulation-2017 was sanctioned by Urban Development and Urban Housing Department, Govt. of Gujarat, Gandhinagar, under the provision of The Gujarat Town Planning and Urban Development Act-1976 (hereinafter referred as the “Act”) and was notified vide Notification No. GH/V/269 of 2017/EDB-102016-3629-L, dated 12.10.2017;

AND WHEREAS, the Government of Gujarat thereafter modified the Comprehensive General Development Control Regulation-2017 on dated 03.10.2019 by Notification No.GH/V/143 of 2019/EDB-102016-3629-L (hereinafter referred as “CGDCR”);

AND WHEREAS, the Industry and Mines Department, Government of Gujarat has sent the proposal for modifying the provisions of CGDCR related to GIDC area;

AND WHEREAS, the Chief Town Planner of the Gujarat State has given his opinion on 23.02.2026 and recommended to amend the CGDCR to incorporate the recommendation of the Industry and Mines Department, Government of Gujarat;

AND WHEREAS, the Government of Gujarat is of the opinion that it is necessary, in the public interest, to make variation in the CGDCR;

NOW, THEREFORE, in exercise of the power conferred by sub-section (1) of section-116A of the said Act, the Government of Gujarat hereby:-

- (a) proposes to make the variation in CGDCR;
- (b) Calls upon any person to submit suggestion or objection, if any, with respect to the proposed variations made in CGDCR, as per below SCHEDULE to the Principal Secretary to Government of Gujarat, Urban Development and Urban Housing Department, Sachivalaya, Gandhinagar, in writing, within a period of two months from the date of the publication of this notification in the *Official Gazette*.

SCHEDULE

The Comprehensive General Development Control Regulation-2017 notified vide Notification No. GH/V/269 of 2017/EDB-102016-3629-L, on dated.12.10.2017 and modified by Notification No.GH/V/143 of 2019/EDB-102016-3629-L on dtd.03.10.2019 is modified as below.

Sr. No.	Part	Regulation No.	Proposed Modification						
1	2	3	4						
1.	II	Table 6.19	The Table 6.19 is replaced as below. Table 6.19 Use control, F.S.I., Building Height, Margin, Parking and Common Plot for Category D9						
			Sr. No.	Permissible Uses	Base FSI	Chargeable FSI (@40 % of Allotted Price or 40 % of Jantri rate whichever is higher)	Chargeable FSI (@50 % of Allotted Price or 50 % of Jantri rate whichever is higher)	Maximum Height	
								Road width < 18 mtr.	Road width ≥ 18 mtr.
			1	2	3	4	5	6	7
			1	Residential	1.6	More than 1.6 upto 2.4	More than 2.4 upto 3.0	30 mtr.	45 mtr.
			2	Commercial					
			3	School, Educational Institutes, Hospitals, Health facilities, Assembly Buildings, Public Institutional Buildings.					
			4	Industrial					

Sr. No.	Part	Regulation No.	Proposed Modification
1	2	3	4
			Note : 1. The margins shall be regulated as per D1 category. 2. The parking shall be provided as per the regulation no. 6.15. 3. The common plot shall be provided as per the regulation no. 6.17.5. 4. Additional height above 45 mtr. required for industrial purpose on Road width $\geq$ 18 mtr. as approved by Factory Inspector may be permitted. 5. In Kutch district and in areas falling in Seismic Zone-V maximum permissible Building Height shall be 11 mtr.
2.	II	Table 6.40 and Table 6.41	Table 6.40 and Table 6.41 are deleted.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,

Officer on Special Duty & Ex-Officio

Joint Secretary to Government.

